

**From:** [Matt Roewe](#)  
**To:** [PlanningCommission](#)  
**Subject:** Dash- Glendale Comp Plan Amendment  
**Date:** Monday, March 1, 2021 4:14:40 PM  
**Attachments:** [DASH VIA Letter of Support 210301.pdf](#)

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**[EXTERNAL EMAIL Notice!]** Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Bellevue Planning Commission Members,

The Wilburton neighborhood is receiving incredible infrastructure investment with Sound Transit's new light rail service, upgraded public realm investments and the implementation of "Eastrail". As you know, there will be significant real estate investment in response. This is welcomed as smart urban growth in parallel with the substantial job creation Downtown. As an essential element of livability, it is very urgent that the city also do all it can to address the significant need for affordable housing.

I am writing in support of Downtown Action to Save Housing's (DASH) application for a Comprehensive Plan Amendment to increase density for more affordable housing.

DASH is a well-respected and well-established provider and builder of quality affordable housing. Their existing 7.6-acre properties at Evergreen Court and Glendale Apartments at the eastern edge of the Wilburton Sub Area is currently underdeveloped and ideal for redeveloping as affordable housing to serve this burgeoning area. To make this possible, the Comprehensive Plan Amendment you are considering will enable development standards to allow for more height and capacity. With NMU zoning we calculate that the DASH sites capacity could be increased by approximately 500 to 600 units over current capacity (depending on the approved development plan). The new development can also be done sensitively with significant tree preservation and be built in phases without displacing current residents off site.

DASH and their Glendale and Evergreen Court properties are ready to serve their community if the right land use tools and development standards are made available. Please support this amendment to ensure affordable housing can be built to support all the job growth.

Best Regards,

**Matt Roewe, AIA LEED AP** | Principal | [vcard](#)



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March 1, 2021

Dear Bellevue Planning Commission Members,

The Wilburton neighborhood is receiving incredible infrastructure investment with Sound Transit's new light rail service, upgraded public realm investments and the implementation of "Eastrail". As you know, there will be significant real estate investment in response. This is welcomed as smart urban growth in parallel with the substantial job creation Downtown. As an essential element of livability, it is very urgent that the city also do all it can to address the significant need for affordable housing.

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address

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Sincerely,

Matthew Roewe, AIA  
Principal

**From:** [Jay Woolford](#)  
**To:** [PlanningCommission](#)  
**Subject:** DASH Glendale CPA  
**Date:** Thursday, March 4, 2021 4:39:48 PM  
**Attachments:** [image001.png](#)  
[DASH CPA support.docx](#)

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**[EXTERNAL EMAIL Notice!]** Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Please find attached our letter of support for the DASH request comp plan amendment.



**Jay Woolford**

CEO

14400 Tukwila International Blvd- Suite 100

Tukwila, WA 98168

d. [206.701-5441](tel:206.701-5441) | c. [206.735.0434](tel:206.735.0434)



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[www.shag.org](http://www.shag.org)

Tel: 206.760.1093

March 4, 2021

Dear Bellevue Planning Commission:

As a provider of affordable senior housing in the Puget Sound region, I am writing in support of Downtown Action to Save Housing's (DASH) application for a Comprehensive Plan Amendment to increase density for more affordable housing. This will enable DASH to add urgently-needed affordable homes on its current site for the people who help Bellevue thrive and for long-time city residents seeking to age in place within their community. With Bellevue's growing housing crisis, it is critical the city take advantage of opportunities to significantly address these needs.

While thousands of jobs have been created since 2017, just 500 new affordable housing units have been added in the city. Many in the workforce are struggling to find local homes within their means, jeopardizing their ability to remain here. These are people who keep Bellevue safe, healthy and educated and they deserve access to affordable housing. Likewise, for those who have long made Bellevue their home, the ability to affordably sustain their lifestyle in their community is paramount as the senior housing crisis grows and the equity gap widens. Access to all types of housing, including affordable housing, is crucial for Bellevue's success and quality of life for our residents.

Advancing DASH's request for a Comprehensive Plan Amendment is one way to spearhead positive action. I can think of no better organization to take the lead than DASH. Founded in Bellevue a quarter-century ago, DASH brings to its mission integrity, quality and the desire to help solve our city's needs. The Comprehensive Plan Amendment will enable DASH to provide affordable homes to many more.

Thank you for supporting this comprehensive plan amendment, making Bellevue more inclusive and housing-friendly today and into the future.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Dan', with a long horizontal line extending to the right.

Where your friends live.

Jay Woolford, CEO

**From:** [Chris Buchanan](#)  
**To:** [PlanningCommission](#)  
**Cc:** [Jay Woolford](#)  
**Subject:** Fw: Support for efforts to create more affordable housing in Bellevue  
**Date:** Friday, March 5, 2021 10:03:33 AM  
**Attachments:** [image001.png](#)  
[Eastside Friends of Seniors DASH Feb 2021.doc](#)

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Hi Thara - I'm not sure if you've received this letter of support from Eastside Friends of Seniors for our Comp Plan Amendment, so just in case, I'm passing it along to you.

Best,  
Chris

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**From:** Linda Woodall <lindaw@eastsidefriendsofseniors.org>  
**Sent:** Monday, February 22, 2021 9:56 AM  
**To:** Jay Woolford <jayw@shag.org>  
**Cc:** Chris Buchanan <chrisb@dashhousing.org>  
**Subject:** Re: Support for efforts to create more affordable housing in Bellevue

**CAUTION:** This **EXTERNAL** email originated from **OUTSIDE** of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe. Independently verify critical information through other channels.

Jay,

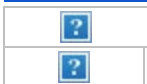
Here is the letter.

Linda

Linda Sue Woodall  
Executive Director  
Eastside Friends of Seniors  
[1121 228th Ave SE](#)  
[Sammamish WA 98075](#)

(O) [425.369.9120](tel:425.369.9120)

[www.eastsidefriendsofseniors.org](http://www.eastsidefriendsofseniors.org)



**Make your impact today!**  
See your contribution at work [here](#).  
Thank you for supporting senior independence!

On Mon, Feb 22, 2021 at 9:37 AM Jay Woolford <[jayw@shag.org](mailto:jayw@shag.org)> wrote:

Thanks Linda!

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**From:** Linda Woodall <[lindaw@eastsidefriendsofseniors.org](mailto:lindaw@eastsidefriendsofseniors.org)>

**Sent:** Monday, February 22, 2021 9:34 AM

**To:** Jay Woolford <[jayw@shag.org](mailto:jayw@shag.org)>

**Cc:** Chris Buchanan <[chrisb@dashhousing.org](mailto:chrisb@dashhousing.org)>

**Subject:** Re: Support for efforts to create more affordable housing in Bellevue

Jay,

Happy to do so - there is a major shortage of affordable housing on the eastside.

Linda

Linda Sue Woodall

Executive Director

Eastside Friends of Seniors

[1121 228th Ave SE](http://1121.228th.Ave.SE)

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**Make your impact [today!](#)**

See your contribution at work [here](#).

Thank you for supporting senior independence!

On Mon, Feb 22, 2021 at 9:28 AM Jay Woolford <[jayw@shag.org](mailto:jayw@shag.org)> wrote:

Hi Linda:

I hope you are doing well, staying safe. I'm reaching out to ask for Eastside Friends of Seniors support for a Comprehensive Plan Amendment currently up for consideration with Bellevue's Planning Commission.

We are working with Downtown Action to Save Housing (DASH) to seek an upzone on existing affordable housing property in the Wilburton District (see attached map) from a multifamily zone capped at 30 units/acre to Neighborhood Mixed Use. The NMU designation is the *only* zoning currently available in our location that would increase residential capacity. With this zoning, DASH and SHAG, hope to develop a 600-unit community on 7 acres of property we own in close proximity of transit and services. Together we envision a new urban community, bridging between the older medium-density residential developments to the south and east and the new commercial development north and west of the site. Our vision is to provide housing for those of modest means: some 30% AMI, many 50-60% AMI, and some 80-120% AMI, serving



the "missing middle" income families who have so few options in Bellevue currently. We want our new development to reflect the look and feel of the residential neighborhood, complimenting the massing and density of the new construction in the area. We want age-friendly environments people are happy to come home to, whether they are walking or driving or riding their bikes, that are designed and constructed with sustainability in mind. The first step towards attaining this vision is for the City of Bellevue to grant increased density to these properties.

I've attached a location map to help orient you to our site, and a boilerplate letter of support for our Comprehensive Plan Amendment. If you have any questions about DASH/SHAG relationship or our vision for an age-friendly, sustainable, affordable housing development please let me know, would love to review it. We'd really appreciate your support.

Best,  
jay



**Jay Woolford**

CEO

14400 Tukwila International Blvd- Suite 100

Tukwila, WA 98168

d. [206.701-5441](tel:206.701.5441) | c. [206.735.0434](tel:206.735.0434)

# Eastside Friends ♥f Seniors

February 22, 2021

Bellevue Planning Commission:

I am writing in support of Downtown Action to Save Housing's (DASH) application for a Comprehensive Plan Amendment to increase density for more affordable housing. This will enable DASH to add urgently-needed affordable homes on its current site for the people who help Bellevue thrive and long-time Bellevue residents who want to age in place within their community. With the city's growing housing crisis, it is critical that Bellevue take advantage of opportunities to significantly address these needs.

As a human service professional who regularly talks with seniors who are longtime residents and individuals who are in need of affordable housing that is in the area they work, the need is at an all-time high. With thousands of jobs that have been created since 2017, just 500 new affordable housing units have been added in the city. These are people who keep Bellevue safe, healthy, educated and they deserve access to affordable housing. Likewise, for those who have made Bellevue their home, the ability to sustain their lifestyle, affordably, in their community is paramount as the housing crisis for seniors grows and the equity gap widens. Access to all types of housing, including affordable housing, is crucial for Bellevue's success and quality of life for our residents.

Advancing DASH's request for a Comprehensive Plan Amendment is one way to spearhead positive action. I can think of no better organization to take the lead than DASH. Founded in Bellevue a quarter-century ago, DASH brings to its mission integrity, quality and the desire to help solve our city's needs. The Comprehensive Plan Amendment will enable DASH to provide affordable homes to many more.

Thank you for supporting this comprehensive plan amendment, making Bellevue more inclusive and housing friendly today and into the future.

Sincerely,

*Linda*

Linda Woodall  
Executive Director  
Eastside Friends of Seniors

**From:** [Scott E. Shapiro](#)  
**To:** [PlanningCommission](#)  
**Subject:** 21-209 Reduced Parking Requirements  
**Date:** Wednesday, February 24, 2021 5:24:58 PM

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**[EXTERNAL EMAIL Notice!]** Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Planning Commission:

I'm writing in support of amending the Land Use Code to reduce parking requirements, particularly in areas of frequent transit. I appreciate that the applicable radius has been increased from 0.25 to 0.50 miles and that the parking requirement was reduced. However, this legislation doesn't go far enough. Many cities in the U.S. and around the world have no parking requirements in areas of frequent transit, particularly around light rail stations. This allows for development of smaller sites, more density per site, and less cost per unit (because the project doesn't have to subsidize parking, which doesn't pay for itself). We have developed several projects in Seattle with no parking and just started one in Nashville that will have no parking. If we want people to get off the road and walk, bike, or take frequent transit such as buses or light rail (which we've invested billions of dollars and need riders to help pay for it) then requiring parking is incentivizing the wrong public policy. And requiring parking is not equitable or inclusive for it makes housing more expensive and favors those wealthier people who can afford cars or even have a driver's license. Please consider eliminating all parking requirements in the urban areas of Bellevue, particularly downtown and around light rail stations.

Thanks,

Scott Shapiro

Eagle Rock Ventures LLC